K 2694

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - ($10.00) - - - - - - - - - - - - - - - - - - Ten and no/100 - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

we, James E. Madden and wife, June I. Madden, have bargained and sold, and by these presents do transfer and convey unto the said William Carroll Anderson and wife, Katheryn G. Anderson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 begins at a point in the south margin of Robertson Academy Road at the corner of Lots Nos. 44 and 45; thence with the line between said lots southerly 194.15 feet to a point; thence easterly 230 feet to a point in the westerly margin of Churchwood Drive; thence with the margin of said Drive northerly 192.72 feet to the beginning of a curve, around said curve 42.53 feet to a point; thence westerly 202.82 feet to the point of beginning.

Being the same property conveyed to James E. Madden and wife, June I. Madden, by deed from Kenneth S. Brake and wife, of record in Book 2596, page 531, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Carroll Anderson and wife, Katheryn G. Anderson, their heirs and assigns, forever.

And we do covenant with the said William Carroll Anderson and wife, Katheryn G. Anderson that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, James E. Madden and wife, June I. Madden, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Carroll Anderson and wife, Katheryn G. Anderson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16 day of August, 1957

James E. Madden

June I. Madden

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